179.0	0003	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	807,000	/	807,000
USE VALUE:	807,000	/	807,000
ASSESSED:	807,000	/	807,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
499		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALUSTIAN JAMES M/ TRUSTEE
Owner 2:	MARTIN A KALUSTIAN 2020 TRUST
Owner 3:	
Street 1:	499 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KALUSTIAN MARTIN A -
Owner 2:	-
Street 1:	499 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .173 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1949, having primarily Vinyl Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7535.000	354,800		452,200	807,000
Total Card	0.173	354,800		452,200	807,000
Total Parcel	0.173	354,800		452,200	807,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 528.83 | /Parcel: 528.83

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
121451			08/16/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 179.0-0003-0002.A

!14073!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	354,800	0	7,535.	452,200	807,000		Year end	12/23/2021
2021	101	FV	345,500	0	7,535.	452,200	797,700		Year End Roll	12/10/2020
2020	101	FV	345,600	0	7,535.	452,200	797,800	797,800	Year End Roll	12/18/2019
2019	101	FV	255,800	0	7,535.	445,800	701,600	701,600	Year End Roll	1/3/2019
2018	101	FV	265,900	0	7,535.	342,400	608,300	608,300	Year End Roll	12/20/2017
2017	101	FV	265,900	0	7,535.	323,000	588,900	588,900	Year End Roll	1/3/2017
2016	101	FV	265,900	0	7,535.	297,200	563,100	563,100	Year End	1/4/2016
2015	101	FV	256,200	0	7,535.	277,800	534,000	534,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:17:27

LAST REV

Date	Time
02/27/20	15:00:59

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14073

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KALUSTIAN MARTI	74050-184	1	1/28/2020	Convenience	1	No	No		
	7994-572		1/1/1901	Family		No	No		Mary Marion Kalistian dod 8/6/2019

USER DEFINED

Prior Id # 1:	121451
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/15/1996	461		25,000					REPLACE ADDITON +W

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
7/13/2018	MEAS&NOTICE	CC	Chris C
12/17/2008	Meas/Inspect	336	PATRIOT
12/22/1999	Meas/Inspect	264	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7535		Sq. Ft.	Site		0	70.	0.86	6									452,236						452,200	

Total AC/HA:	0.17298	Total SF/SM:	7535	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,236	Spl Credit		Total:	452,200

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.33807337
Const Adj.:	0.98304033
Adj $ / SQ:	184.153
Other Features:	101300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	435902
Depreciation:	81078
Depreciated Total:	354824

COMMENTS

PDAS. OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

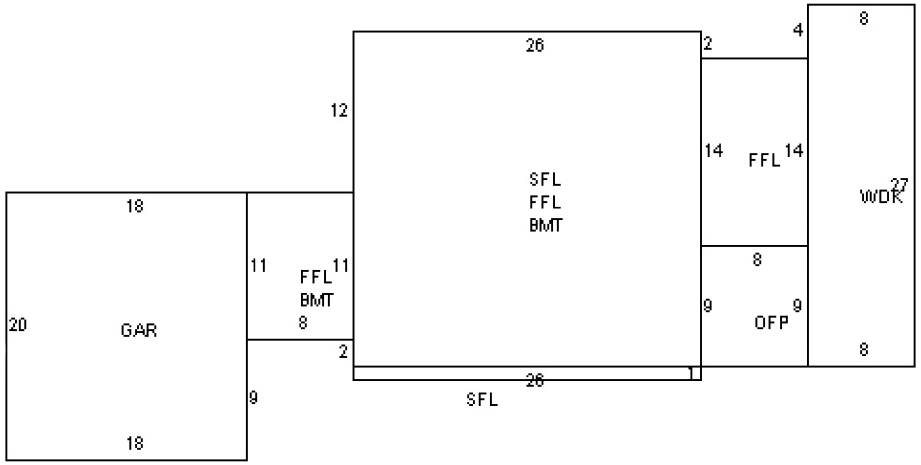
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	184.15
Special Features:	0	Val/Su Net:	121.84
Final Total:	354800	Val/Su SzAd	232.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	850	184.150	156,530
BMT	Basement	738	55.250	40,772
SFL	Second Floor	676	184.150	124,488
GAR	Garage	360	21.570	7,766
WDK	Deck	216	10.450	2,257
OFP	Open Porch	72	38.750	2,790

Net Sketched Area:	2,912			Total:	334,603
Size Ad	1526	Gross Area	2912	FinArea	1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	